

N/F
GABRIEL & ALLISON
RUSSO
BK 7678 PG 230
PLAN REF 3 (LOT 1)

N/F
GABRIEL & ALLISON RUSSO
BK 7678 PG 92
PLAN REF 3 (LOT 2)

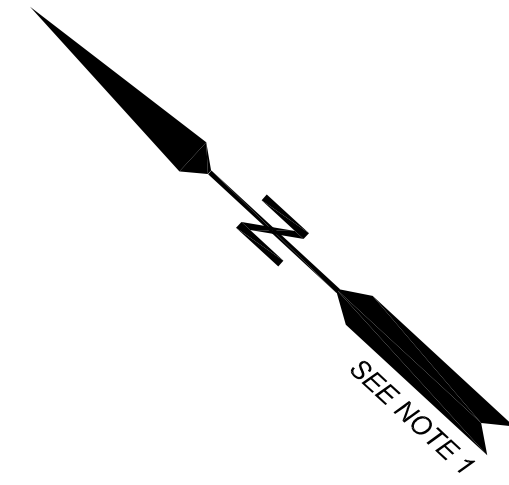
**REMAINING LAND OF
NOURSE REALTY, LLC
DEED BK. 5428 PG 1 (A PORTION OF PARCEL VI)
SUFFICIENT AREA & FRONTAGE
REMAIN TO SATISFY CURRENT
ZONING
(64 ACRES ± BY DEED)**

**PARCEL (A)
DEED BOOK 5248 PAGE 1
A PORTION OF TRACT VI.
P.I.D. 07 0 15-1 (PORTION)
ZONED AR-1 & AR-2
AREA = 29.445 ACRES
LOT COVERAGE = 5.621 ACRES (19.1%)**

N/F
MARY C. NOURSE
BK 1642 PG 7
PLAN REF 2 & 4

N/F
ETHAN & ASHLEE
HASLETT
BK 7148 PG 188
PLAN REF 1

N/F
TIMOTHY N. SMITH
BK 6121 PG 69



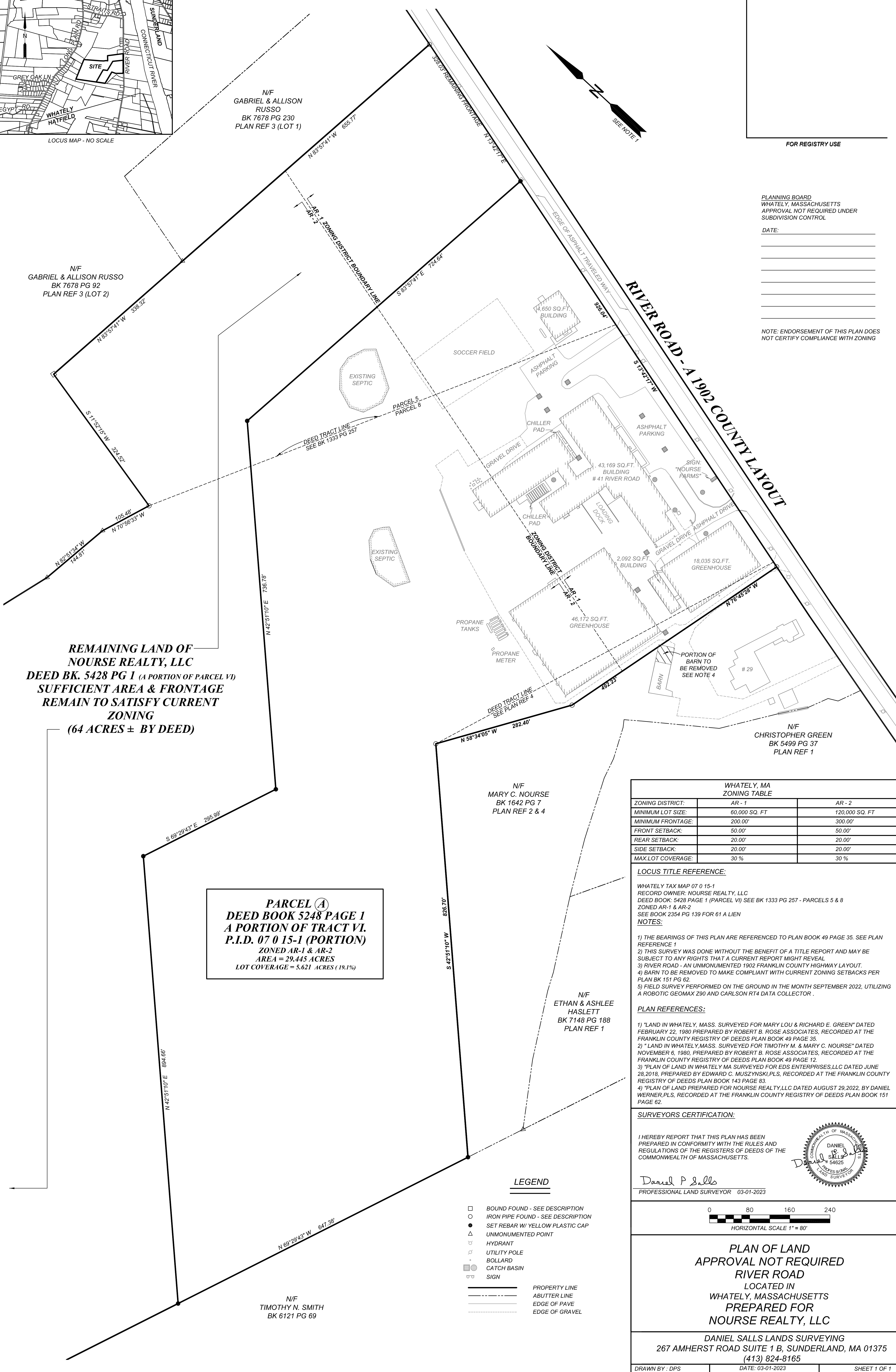
FOR REGISTRY USE

PLANNING BOARD
WHATELY, MASSACHUSETTS
APPROVAL NOT REQUIRED UNDER
SUBDIVISION CONTROL

DATE: _____

NOTE: ENDORSEMENT OF THIS PLAN DOES
NOT CERTIFY COMPLIANCE WITH ZONING

RIVER ROAD - A 1902 COUNTY LAYOUT



WHATELY, MA ZONING TABLE		
ZONING DISTRICT:	AR - 1	AR - 2
MINIMUM LOT SIZE:	60,000 SQ. FT	120,000 SQ. FT
MINIMUM FRONTAGE:	200.00'	300.00'
FRONT SETBACK:	50.00'	50.00'
REAR SETBACK:	20.00'	20.00'
SIDE SETBACK:	20.00'	20.00'
MAX. LOT COVERAGE:	30 %	30 %

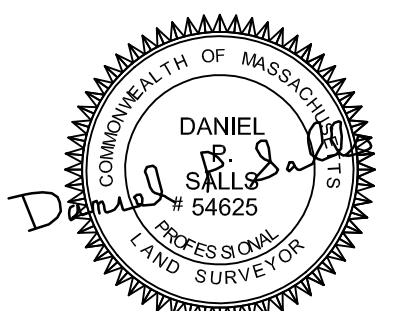
LOCUS TITLE REFERENCE:
WHATELY TAX MAP 07 0 15-1
RECORD OWNER: NOURSE REALTY, LLC
DEED BOOK: 5428 PAGE 1 (PARCEL VI) SEE BK 1333 PG 257 - PARCELS 5 & 8
ZONED AR-1 & AR-2
SEE BOOK 2354 PG 139 FOR 61 A LIEN
NOTES:

- 1) THE BEARINGS OF THIS PLAN ARE REFERENCED TO PLAN BOOK 49 PAGE 35. SEE PLAN REFERENCE 1
- 2) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY RIGHTS THAT A CURRENT REPORT MIGHT REVEAL
- 3) RIVER ROAD - AN UNMONUMENTED 1902 FRANKLIN COUNTY HIGHWAY LAYOUT.
- 4) BARN TO BE REMOVED TO MAKE COMPLIANT WITH CURRENT ZONING SETBACKS PER PLAN BK 151 PG 62.
- 5) FIELD SURVEY PERFORMED ON THE GROUND IN THE MONTH SEPTEMBER 2022, UTILIZING A ROBOTIC GEOMAX Z90 AND CARLSON RT4 DATA COLLECTOR.

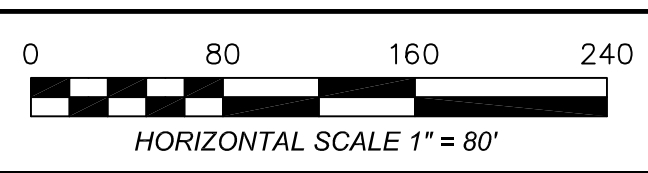
- PLAN REFERENCES:**
- 1) "LAND IN WHATELY, MASS. SURVEYED FOR MARY LOU & RICHARD E. GREEN" DATED FEBRUARY 22, 1980 PREPARED BY ROBERT B. ROSE ASSOCIATES, RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS PLAN BOOK 49 PAGE 35.
 - 2) "LAND IN WHATELY, MASS. SURVEYED FOR TIMOTHY M. & MARY C. NOURSE" DATED NOVEMBER 6, 1980, PREPARED BY ROBERT B. ROSE ASSOCIATES, RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS PLAN BOOK 49 PAGE 12.
 - 3) "PLAN OF LAND IN WHATELY, MA SURVEYED FOR EDS ENTERPRISES, LLC DATED JUNE 28, 2018, PREPARED BY EDWARD C. MUSZYNSKI, PLS, RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS PLAN BOOK 143 PAGE 83.
 - 4) "PLAN OF LAND PREPARED FOR NOURSE REALTY, LLC DATED AUGUST 29, 2022, BY DANIEL WERNER, PLS, RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS PLAN BOOK 151 PAGE 62.

SURVEYORS CERTIFICATION:
I HEREBY REPORT THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMITY WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

Daniel P Salls
PROFESSIONAL LAND SURVEYOR 03-01-2023



- LEGEND**
- BOUND FOUND - SEE DESCRIPTION
 - IRON PIPE FOUND - SEE DESCRIPTION
 - SET REBAR W/ YELLOW PLASTIC CAP
 - △ UNMONUMENTED POINT
 - ⊕ HYDRANT
 - ⊙ UTILITY POLE
 - BOLLARD
 - ⊕ CATCH BASIN
 - ⊙ SIGN
 - PROPERTY LINE
 - - - ABUTTER LINE
 - EDGE OF PAVE
 - - - EDGE OF GRAVEL



**PLAN OF LAND
APPROVAL NOT REQUIRED
RIVER ROAD
LOCATED IN
WHATELY, MASSACHUSETTS
PREPARED FOR
NOURSE REALTY, LLC**

DANIEL SALLS LANDS SURVEYING
267 AMHERST ROAD SUITE 1 B, SUNDERLAND, MA 01375
(413) 824-8165